177.0	0002	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	945,200 / 945,200
					USE VALUE:	945,200 / 945,200
					ASSESSED:	945,200 / 945,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALERI ROBERT E TRS--ETAL
Owner 2:	VALERI LORETTA
Owner 3:	
Street 1:	PO BOX 532
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1975, having primarily Aluminum Exterior and 2926 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7150.000	501,100		444,100	945,200
Total Card	0.164	501,100		444,100	945,200
Total Parcel	0.164	501,100		444,100	945,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.03 | /Parcel: 323.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119473

GIS Ref

GIS Ref

Insp Date 07/05/18

!13874!

PREVIOUS ASSESSMENT

Parcel ID 177.0-0002-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	501,100	0	7,150.	444,100	945,200		Year end	12/23/2021
2021	104	FV	474,800	0	7,150.	444,100	918,900		Year End Roll	12/10/2020
2020	104	FV	474,800	0	7,150.	444,200	919,000	919,000	Year End Roll	12/18/2019
2019	104	FV	431,700	0	7,150.	437,800	869,500	869,500	Year End Roll	1/3/2019
2018	104	FV	431,700	0	7,150.	336,300	768,000	768,000	Year End Roll	12/20/2017
2017	104	FV	404,600	0	7,150.	317,300	721,900	721,900	Year End Roll	1/3/2017
2016	104	FV	404,600	0	7,150.	291,900	696,500	696,500	Year End	1/4/2016
2015	104	FV	343,100	0	7,150.	272,800	615,900	615,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:53:11

LAST REV

Date	Time
08/11/20	10:52:57
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13874

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10211-584		2/1/1963			No	No		N

USER DEFINED

Prior Id # 1:	119473
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2020	Mail Update	JO	Jenny O
7/5/2018	MEAS&NOTICE	BS	Barbara S
11/7/2008	Measured	345	PATRIOT
4/18/2000	Inspected	264	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	276	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7150		Sq. Ft.	Site		0	70.	0.89	6									444,149						444,100	

Total AC/HA: 0.16414 | Total SF/SM: 7150 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 444,149 | Spl Credit | Total: 444,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1975	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	22.8	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.00885165
Const Adj.:	1.00439954
Adj $ / SQ:	151.994
Other Features:	133500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649155
Depreciation:	148007
Depreciated Total:	501147

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

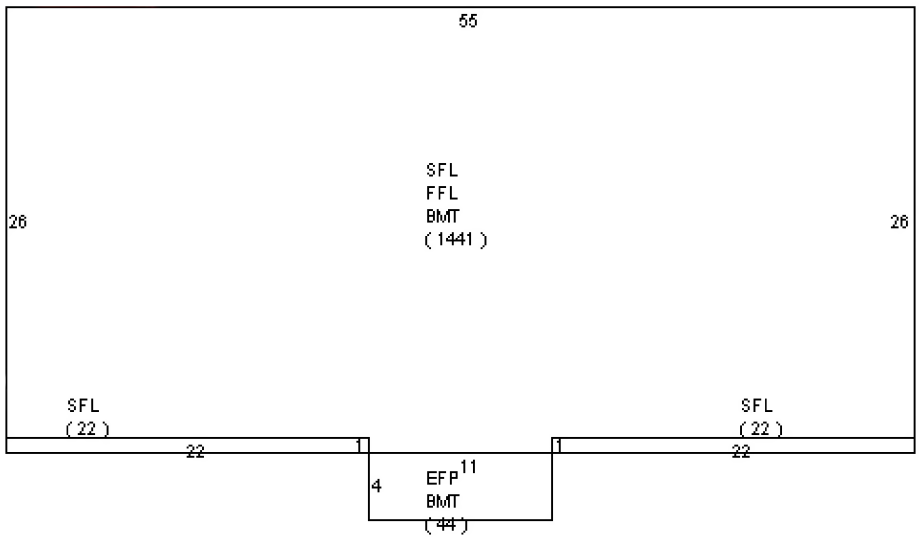
No Unit	RMS	BRS	FL
2	6	3	M
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	151.99
Special Features:	0	Val/Su Net:	112.48
Final Total:	501100	Val/Su SzAd	171.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,485	45.600	67,713
SFL	Second Floor	1,485	151.990	225,710
FFL	First Floor	1,441	151.990	219,023
EFP	Enclos Porch	44	72.920	3,208

Net Sketched Area:	4,455	Total:	515,654
Size Ad	2926	Gross Area	4455	FinArea	2926
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0002-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	